



# Town Council Agenda Report

**SUBJECT: SITE PLAN**

Application No. and Location: SP 10-2-99, 4190 SW 61st Avenue

**TITLE OF AGENDA ITEM: Summer Lake Apartments**

**REPORT IN BRIEF:** The applicant proposes a 108 unit affordable housing apartment complex sited on 21.3 acres. The building materials will consist of concrete stucco walls, smooth stucco banding and fiberglass roofing shingles. The color scheme will be in the earth tone family. Four apartment buildings are purposed on site at a total height of 29' 6" to the mean of roof. The landscape plan reflects a variety of canopy trees along the perimeters with medium accent trees and palms adjacent to the buildings. Foundation plantings are proposed around the structures as well as plantings around the lake perimeter. A perimeter lake and recreation building will be amenities on the site.

**PREVIOUS ACTION: None**

**CONCURRENCES:** The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

1. Locating top of bank on the site plan.
2. Providing homeowner's association documents.
3. Providing color scheme on building elevations.
4. Label a/c units on site plan and landscape plan.
5. Locating light poles on landscape plan.
6. Providing a revised lighting plan with photometrics.
7. Locating signage walls on landscape plan.
8. Revising the landscape calculations
9. Increasing the buffer material along the south perimeter.
10. Verifying dumpsters are a minimum of 5' from parking stall.
11. Redesigning the landscaping around the signage walls.
12. Providing a hedge along the parking stalls adjacent to the lake.
13. Providing one additional canopy tree at the north side of the west entrance adjacent to the parking stalls.
14. Providing a pedestrian access easement from the east entrance to SW 61st Ave.
15. Provide a 5' concrete walk from SW 61st. Ave. to adjacent parking area intersection,
16. Reconfiguring the east entrance due to the condition that SW 42nd Street will not be utilized east of SW 57th Terrace. Appropriate signage is required for SW 42nd Street westbound traffic (ie. nine dots and arrows).

17. Removing the fence crossing at east entrance.

18. Removing the existing 14' asphalt on SW 42nd Street west of SW 57th Terrace.  
The area must be reshaped to include a swale and sod.
19. Providing a recorded copy of the approved plat for Parcel B.
20. Extending the roof overhangs on the stairways.

**RECOMMENDATION(S):**

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items one through 19 and adding number 20 to extend the roof overhang over the stairways (5-0).

**Attachment(s):** Planning report, Application, Subject site map, Land use map, Aerial.

**Application #:** SP 8-3-99  
Stirling 67 Service Station

**Revisions:**

**Exhibit "A":**

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Francisco and Caridad C. Costoya

**Address:** 10190 SW. 2nd St.

**City:** Plantation, FL

**Agent:**

**Name:** Costoya Group, Inc.

**Address:** 7320 Griffin Road

**City:** Davie, FL

**Phone:** (954) 791-2120

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 6690 Stirling Road

**Land Use Plan Designation:** Commercial

**Zoning:** B-3 Planned Business District

**Existing Use:** The subject site is currently developed as a vacant service station

**Proposed Use:** service station

**Parcel Size:** 26,250 square feet

**Surrounding Land Use:**

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**North:** Commercial

**South:** Undeveloped commercial

**East:** Undeveloped commercial

**West:** Commercial

### **Surrounding Zoning:**

**North:** B-2, Community Business District

**South:** B-3, Planned Business Center District

**East:** B-3, Planned Business Center District

**West:** B-2, Community Business District

## **ZONING HISTORY**

**Related Zoning History:** None

**Previous Requests on Same Property:** Three variances were approved on October 6th 1999 to reduce the minimum lot area from 43,560 square feet to 26,250 square feet, to reduce the minimum separation between uses from 250 feet to 185 feet and to reduce the minimum landscape buffer along the arterial and collector streets from 20 feet wide to 3 feet wide.

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## **DEVELOPMENT PLAN DETAILS**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Access points/number of parking spaces :* One ingress/egress point at the north end of the site off of Stirling Road. Twelve (12) parking spaces are required with 12 provided.
2. *Drainage/Open Space information:* 30% open space is required with 30% provided.
3. *Building, materials:* The proposed project will include a complete interior and exterior renovation and building addition of 940 square feet bringing the total square footage to 2,375 square feet. The overall height of the proposed building is 20'-10" to the top of roof and 20'-4" to the top of roof on the fuel pump canopy. The front facade will face north with the service doors to the east. The building materials will consist of painted stucco walls with smooth banding and barrel tile roofing material. Building colors will be in beige tones with key stone accents and a terracotta colored roof.
4. *Landscaping:* The landscape plan reflects Thatch palms, Silver Buttonwood trees, a continuous hedge and accent shrubs and groundcover along the Stirling Road

buffer. The east west and south perimeters utilize the existing Black olive and Live oak trees along with proposed oaks, mahoganies and a continuous hedge. Adjacent to the building are double Alexander Palms, Hibiscus trees, and groundcover.

5. *Signage:* Signage will not be reviewed at this time.

## Summary of Significant Development Review Agency Comments

None

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## Applicable Codes and Ordinances

~~The effective code of ordinances governing this project is under the Town of Davie Land Development Code.~~

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## Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area 9 which is predominantly agricultural in nature with scattered low density single family residential development. Low Profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The subject site is located within Flexibility Zone 102 and was platted in 1960 under the name, "Heritage Lake Estates Plat" with no restrictive note.

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## Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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## Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 8-3-99 subject to the conditions listed below.*

1. Provide the color scheme on the building elevations.
2. Move dumpster 2 feet to the east to align with curb.
3. Move the light pole at the west entrance to the north away from the existing

4. Reduce the length of the entrance area landscape island to 25' from property line.
5. Label shrubs around dumpster.
6. Provide accent trees along Stirling Road.
7. Add the following notes on Landscape plan:
  - a. Contractor shall provide sod and irrigation to edge of all right of ways.
  - b. A letter of approval from the landscape architect shall be submitted to the Town of Davie prior to final sign off.

### **Site Plan Committee**

**Site Plan Committee Recommendation:** Motion to recommend approval subject to planning report items one through seven. (5-0)

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### **Exhibits**

1. Subject Site Map

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2. Land Use Map

3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

EXISTING ZONING:

LAND USE DESIGNATION:

**TOWN OF DAVIE USE ONLY**

SITE PLAN NO. SP10-299

FEE \$1,080<sup>00</sup>

RECEIPT NO. 77694837

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: 10/13/99

NON-RESIDENTIAL: \_\_\_\_\_

RESIDENTIAL SITE PLAN: X

FLOOR AREA: \_\_\_\_\_

NO. OF UNITS: 108

PETITIONER: Summerlake Apartments, Ltd.

ADDRESS: 2937 SW 27th Avenue, Suite 303

PHONE: (305) 476-8118

RELATIONSHIP TO PROPERTY: Contract Purchaser

OWNER: Eduardo & Elsa Martinez

ADDRESS: 3207 Vista Circle, Macon, GA., 31204

PROJECT NAME/SUBDIVISION NAME: Summerlake Apartments, Ltd.

PROJECT ADDRESS: 4190 SW 61 AVE

LEGAL DESCRIPTION:  
SEE ATTACHED

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

Rec AD. 10/6/99 (Signature)

OFFICE USE ONLY

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: (Signature) DATE: \_\_\_\_\_

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

SITE PLAN COMMITTEE MEETING DATE: \_\_\_\_\_

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Eduardo & Elsa Martinez

OWNER'S NAME(S)

*Eduardo Martinez*  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

3207 Vista Circle

ADDRESS

Macon, GA 31204

CITY, STATE, ZIP

(912) 757-8047

PHONE

The foregoing instrument was acknowledged before me  
this 21 day of October, 1999, by  
Eduardo & Elsa Martinez who is personally  
known to me or who has produced Georgia  
Deanna Luciani

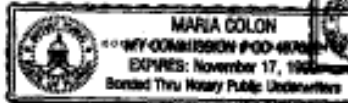
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: *Maria Colon*

Print: Maria Colon

My Commission Expires:



Summerlake Apartments, Ltd.

PETITIONER'S NAME Jorge A. Gonzalez

*Jorge A. Gonzalez* V.B. DEVELOPMENT  
PETITIONER'S SIGNATURE

2937 SW 27th Avenue, Suite 303

ADDRESS

Miami, FL 33133

CITY, STATE, ZIP

(305) 476-8118

PHONE

The foregoing instrument was acknowledged before me  
this 21st day of October, 1999, by  
Jorge A. Gonzalez who is personally  
known to me or who has produced:

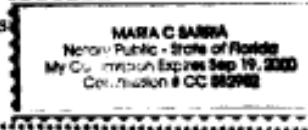
~~as identification~~ and who did take an oath.

NOTARY PUBLIC:

Sign: *Maria C. Serria*

Print: Maria C. Serria

My Commission Expires:



OFFICE USE ONLY



